

BAKER-MEGREW ROWHOUSE
(Cottage C)
6122 Paseo Delicias
Rancho Santa Fe
San Diego
California

HABS NO. CA-2312

HABS
CAL
37-RANSE,
10-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE

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Historic American Building Survey
National Park Service
Department of the Interior
P.O. Box 37127
Washington, D.C. 20013-7127

HISTORIC AMERICAN BUILDINGS SURVEY

BAKER-MEGREW ROWHOUSE
(Cottage C)

HABS No. CA-2312

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Location: 6122 Paseo Delicias, Rancho Santa Fe, San Diego County, California. Rancho Santa Fe Block D, portions lots 18 and 19; San Diego County Parcel number 266-271-17.

UTM zone 11, easterly 481180, northerly 3653410

Present Owner and Occupant: Chikusee Development Company/ Susan and Yum Fu

Present Use: residence

Significance: This building, commissioned by the Santa Fe Land Improvement Company as small-scale pre-sold speculative housing in the midst of the commercial center of the town, is one of a group of four rowhouses in the Civic Center of Rancho Santa Fe designed by Lilian Rice in emulation of urban residences in Spain. The public (street) facade is decorated with iron window grills and pantile roofs, and there is a private back garden.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1926. An article by Lilian J. Rice, "More Building in 1928 than ever Before," (Rancho Santa Fe Progress 1 no. 7 (January 1928): 11, 14) states that in 1926 the "group of four rowhouses were built along the west side of Paseo Delicias."

A "Completion Report" on the four Paseo Delicias rowhouses, dated April 12, 1927, and submitted to each rowhouse owner by L. G. Sinnard of the Santa Fe Land Improvement Company, states: "The Civic Center Cottages, consisting of four dwellings, were constructed by Mr. C. M. Paddock under contract dated July 12th, 1926. . . . Work on these cottages, hereinafter designated as cottage A, B, C, and D, was begun July 15, 1926 and practically completed December 1, 1926." (p. 1)

2. Architect: Lilian Jenette Rice
3. Original and Subsequent Owners: Chain of ownership taken from Assessment Records, Santa Fe Irrigation District, Rancho Santa Fe and Santa Fe Land Improvement Company Files, Collection of Reginald M. Clotfelter:

1922-26 title to portions lots 18 and 19, Block D owned by Santa Fe Land Improvement Company.

8/28/26 purchased by Mrs. Pearl C. Baker (sales contract C-268)

1937-57 owned by Edith E. Megrew (daughter of Baker)

1958 U.S. National Bank of San Diego

4/16/62 sold to Frank G. and Anne B. Hutchinson

8/2/65 sold to Elizabeth R. Lord

1986 sold to Chickusee Development Corporation/Susan and Yum Fu

4. Builder, contractor, suppliers: The builder/contractor, as cited in the "Completion Report," was C. M. Paddock, an independent builder in Rancho Santa Fe. This document does not mention, nor is there any other evidence of, the names of any suppliers or subcontractors who worked on the project, although, under the terms of the contract between the Santa Fe Land Improvement Company and Paddock signed on July 12, 1926, subcontracting work was permitted. No information on Paddock has been obtained.
5. Original plans and construction: The original plan of the Baker-Megrew rowhouse is documented in the October 1928 Architectural Record (p. 318, second from right; copy included as supplemental material to HABS No. CA-2310). It shows a two-bedroom residence, with entryway, living room, dining room, kitchen, laundry room, and one bathroom. There are closets in the entryway, hall, laundry room, and in both bedrooms. A recessed front door opens onto an entryway; on axis with the door is an opening through to the laundry room; continuing the vista is a door opening onto the back garden. A two-room cottage, with a closet in each room, and a bathroom on the east facade, occupies the back of the property; there is no garage. A garden occupies the rest of the lot.

Early views of the building can be seen in Architectural Record 64 (October 1928): 321, in an early promotional pamphlet for Rancho Santa Fe, John Steven McCroarty's The Endless Miracle of California, and in several issues of The Endless Miracle and Rancho Santa Fe Progress.

C. M. Paddock's original bid for the construction of "Cottage 'C'" was \$7,446.39, submitted to the Santa Fe Land Improvement Company on June 18, 1926. The final cost to Pearl Baker was \$8,197.08; this sum included \$571.19, which represented the cost of alteration orders specified by the purchasers during construction.

6. Alterations and additions: In 1965, a carport was added to the west corner of the lot. The rowhouse has been radically altered since its acquisition in 1986 by Chickusee Development Company/Susan and Yum Fu. While the street facade remains essentially intact, one of Lilian Rice's major design elements, the wooden window grills, were removed and redesigned, following the original. On the interior, the walls separating the living room from the dining room, and the kitchen from the laundry room, were removed. Further alterations were made to the closet in the entryway, which was opened up into a niche; the closets in the laundry room were removed in order to enlarge the kitchen; a space 13' x 6' was added to the west end of the west bedroom. Skylights were added in the entryway, dining room, and south bedroom. The kitchen and bathroom were totally remodeled, with all original plumbing and lighting fixtures removed. To the southwest of the west bedroom, a dressing area and bathroom were added. All original flooring was replaced, and all walls and ceilings wallpapered. The fireplace was changed; all exterior doors except the front door were replaced. All the original windows were replaced. The arched opening between the entryway and the living room was widened. The original steps leading from the dining room and laundry room to the back garden have been covered over with a new porch. The garden has been retiled and relandscaped. In the rear cottage, the two closets were removed, with a small room replacing them; the bathroom was remodeled, all floors replaced, and all walls and ceilings wallpapered. The original back gate was replaced, and a second gate added, probably at a date concurrent with the construction of the carport.
- B. Historical context: Among the first residences to be built in Rancho Santa Fe, the Baker-Megrew rowhouse, like the three others in the row constructed simultaneously, was commissioned by the Santa Fe Land Improvement Company, and designed by its resident architect Lilian Rice, of the San Diego firm Requa and Jackson. Little is known about the building's first owner, Pearl C. Baker, although it is recorded that she requested a small cottage, rather than a garage, to be built in back of her rowhouse. This cottage could be used to house guests or could be rented out. (Charles R. Nelson, "Earlier Years in San Diego and Rancho Santa Fe," 30.) It was used, at least for a short while, to house the nanny of Lundi Moore, the son of Glenn and Ida May Moore, who lived next door at 6126 Paseo Delicias (HABS No. CA-2303).

Upon Mrs. Baker's death the residence was inherited by her daughter, Edith E. Megrew. Mrs. Megrew's husband, George, the village postmaster for many years, had owned property in Rancho Santa Fe (10 acres in lot 2, block 11) since June 1923, shortly after the development opened; in 1925, his address was listed in the Santa Fe Irrigation District's Assessment Book as "1030 Railway Exchange, Chicago." By 1926 his address was given as Rancho Santa Fe; Lilian Rice's article, "More Building in 1928 than ever Before," (Rancho Santa Fe Progress 1 no. 7

(January 1928): 11, 14) states that "early the following year [1926] witnessed the completion of homes for . . . Mr. George W. Megrew." Since the block 11 property was owned by Mr. Megrew through at least 1952, it seems likely that upon the death of Mrs. Baker the rowhouse on Paseo Delicias was not occupied by the Megrews, but rather rented out to tenants. From 1965 through 1986, it was the home of Elizabeth Lord; since 1986, Susan and Yum Fu have worked and resided there.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: This rowhouse is one of four designed as a unit and built simultaneously by Lilian Rice in 1926. As residential structures fully integrated within the semi-urban core of Rancho Santa Fe, yet architecturally segregated from the neighboring commercial strip through the use of varied setbacks, enclosed patios and gardens, low gable and parapet roofs, and decorative ironwork, the rowhouses are a major example of Rice's use of the Spanish vernacular idiom to give variety and character to Rancho Santa Fe's Civic Center.
2. Condition of Fabric: The street facade retains its integrity and Spanish Colonial revival flavor within the context of the Paseo Delicias rowhouses, despite the replacement of the original wooden window grills with others of a similar design. The same can perhaps be said for the site plan (that is, the positioning of the house, back garden, and rear cottage on the lot), despite the addition of a carport in 1965 and although the back garden has been completely relandscaped (and in 1991 the present owner is threatening to raze the cottage). The interior of the house has been radically altered and almost nothing of the original remains.

B. Description of Exterior:

1. Over-all dimensions: This one-story rowhouse, with overall dimensions of 53' x 32', is asymmetrical in plan and facade. The building, with approximately 1200 square feet of living space, features a large back garden, which occupies about 50 percent of the property area. A two-room cottage, 29' x 18'-6" (with 400 square feet of living space), and a carport, 26' x 15', occupy the rest of the lot. Construction alteration order #1, as specified in the "Completion Report," requested that the contractor "move Cottage 'C' 3' to the west of the location shown on the drawings." (p.22)
2. Foundations: 2' high x 1' wide poured concrete perimeter wall with interior piers.

3. Walls: Exterior walls of the structure are frame with stucco; they are generally 8' thick, except on the street facade where they measure 1'-3".
4. Structural system, framing: Wood-framed building construction, with poured concrete piers embedded in the foundation soil.
5. Porch, stoop: The present rear porch was added after 1986; the original concrete steps leading to the garden from the laundry room are still present underneath it. The front stoop is replacement brick.
6. Chimney: The brick chimney serves the living room fireplace. The stuccoed outside-end chimney stack, topped with a metal hood, rises 2'-6" above the roof line, and projects out 1'-1" into the front patio of 6126 Paseo Delicias (HABS No. CA-2303). Construction alteration order #1, as noted in the "Completion Report," specified that the contractor should "build chimney to size shown [on the accompanying plans? or in the original contract? meaning here is unclear] with 4" walls." The flue was "to be plastered both inside and outside except where exposed to the weather." (p. 21)
7. Openings:
 - a. Doorways and doors: The recessed entrance has a large, heavy, tongue-and-groove side-hung plank door with its original decorative window grill and latchset, and a replacement iron knocker. This door has been refinished on both sides. No other original exterior doors remain. The original gate leading from the garden to the alley has been replaced, and a second gate added. Construction alteration order #1, as noted in the "Completion Report," specified that the "french doors on the north elevation [were] to be made with four lights, four high. Each pair to be made so that the right hand door and the right hand screen will open first as you go out." (p. 22)
 - b. Windows: No original windows remain. Original wooden window grills on the street facade have been replaced. Construction alteration order #1, as noted in the "Completion Report," specified that the "windows in the south elevation of the living room [were] to be three lights, three high." (p. 22)
8. Roof: The roof over the entire building is flat with a parapet, covered with built-up roofing. A thin plastered cornice with a simple profile runs along the street and north facades; it ends 1' south of the northeast corner of the building.

9. Decorative features: Original decorative iron lamp in recessed front entryway. Original iron lamp on exterior wall of kitchen. Construction alteration order #4, as noted in the "Completion Report," specified that "exterior front-entrance fixtures to be selected by owner." (p. 28)

C. Description of Interior:

1. Floor plans: From the street a deeply recessed front door opens onto an entryway, which contains a large niche with built-in shelving. (Construction alteration order #5, as noted in the "Completion Report," specified that the contractor "deepen the recess for light in the entrance of "C" - recess to be 12" deep." (p. 29)) To the right, through an arched opening is the living room, which opens onto the dining room to the left. To the left of the dining room is the kitchen. To the left of the entryway through a doorway is the hall, which opens onto the linen closet, bathroom, and bedrooms. The south bedroom has two large closets. From the west bedroom is the added bathroom/dressing room.
2. Flooring: Original oak plank floor now replaced. A construction alteration order (number not recorded), as noted in the "Completion Report," specified that "13/16 oak flooring" was to be used "in place of O.P. flooring in the living room, dining room, entrance hall and coat closet." Oak toe mold was also specified. (pp. 12, 24)
3. Wall and ceiling finish: All walls and ceilings now wallpapered.
4. Openings:
 - a. Doorways and doors: Four original one-panel doors remain: from the entryway to the hall; from the hall to the bathroom; from the hall to the south bedroom; for the hall linen closet. All other doors have been replaced.
 - b. Windows: All original windows and screens have been replaced.
5. Decorative feature and trim: No original decorative features or trim remain. Alteration order #3 specified that the contractor was to "build a book-case in the north wall of the living room of "C," as per attached blueprint." (p. 26) Alteration order #4 specified that there were to be "hand wrought [electric light fixtures] finished with rub finish in the living room, entrance hall, and bedrooms." (p. 28)

6. Hardware: No original hardware remains. Alteration order #4 specified that "finish hardware to be stock Western Metal hardware, nickel finish in bath, kitchen and laundry, and sanded brass finish in all other rooms." (p. 28)
7. Mechanical equipment: All original heating and ventilation units, lighting fixtures, and plumbing fixtures have been replaced. Alteration order #5 required the contractor to "provide a shower in "C" as shown on the attached plan and elevations." (p. 29)

Construction alteration order #1, as noted in the "Completion Report," specified that a radio plug was to be installed "where directed." (p. 21) Alteration order #3 specified that the residence was to be wired "for telephones to be installed at a later date." (p. 26)

D. Site:

1. General setting and orientation: The house faces east onto Paseo Delicias, the main street and village center of Rancho Santa Fe; it backs onto an alley which cuts through the block.
2. Historic landscape design: There is no indication of the original landscape design for the back garden, which has been relandscaped.

A stuccoed half-wall, 11' x 4'-6" x 1'-10", contains the original firehose cabinet on its stoop side, and partially obscures the recessed front doorway. A wall of concrete block, partially stuccoed, surrounds the complex on three sides; its height varies from 5' to 6' according to the slope of the site. There are two gates opening onto the back alley.

3. Outbuildings: In the north corner of the lot is a two-room cottage with bathroom, 29' x 18'-6", of framed construction. This cottage has a flat roof with parapet, with a Spanish tile eave projecting on its west side, supported by replacement wood columns. Original wood window grills have been replaced; original decorative iron lamps on garden facade.

In the west corner of the lot a carport, 26' x 15', of wood with tin roof, of unknown date, has been added.

PART III. SOURCES OF INFORMATION

A. Original Architectural Drawings:

Architectural Record 64 (October 1928): 318.

B. Early Views:

Architectural Record 64 (October 1928): 321.

"Douglas Fairbanks-Mary Pickford Fairbanks" Scrapbook, Rancho Santa Fe Historical Society Archives.

The Endless Miracle 1 no. 1 (July 1927): 4.

McGroarty, John Steven. The Endless Miracle of California. n.p., n.d.

Photographs, Rancho Santa Fe Historical Society Archives.

Rancho Santa Fe Progress 1 no. 10 (April 1928): 8; 1 no. 12 (June 1928): 4; 2 no. 2 (August 1928): 2.

C. Bibliography:

1. Primary and unpublished sources:

"Completion Report. Civic Center Cottages, Rancho Santa Fe, California. April 12, 1927." Collection of Lundi Moore.

Nelson, Charles. "Earlier Years in San Diego and Rancho Santa Fe." 1989. Rancho Santa Fe Historical Society Archives.

Charles Nelson, Laredo, Texas, to Lauren Farber, Rancho Santa Fe, California, TLS, 18 July 1991.

2. Secondary and published sources:

Clotfelter, Connie. Echoes of Rancho Santa Fe. Rancho Santa Fe: Conreg, 1985.

Eddy, Lucinda Liggett. "Lilian JeAnette Rice: The Lady as Architect." M.A. Thesis, University of San Diego, 1985.

_____. "Lilian Jenette Rice: Search For A Regional Ideal." Journal of San Diego History 29 (Fall 1983): 262-285.

Gebhard, David, and Robert Winter. A Guide to Architecture in Los Angeles and Southern California. Santa Barbara, CA: Peregrine Smith, 1977.

Nelson, Ruth R. Rancho Santa Fe: Yesterday and Today. n.p., n.d. [1954]

Rice, Lilian J. "More Building in 1928 than ever Before." Rancho Santa Fe Progress 1 no. 4 (January 1928): 11, 14.

D. Supplemental Material:

Page 9: Contract, cost, and alteration information taken from
"Completion Report. Civic Center Cottages, Rancho Santa Fe, California.
April 12, 1927." Collection of Ludi Moore.

Prepared by:

Lauren Farber
HABS Project Historian
Rancho Santa Fe, CA
June 1991

PART IV. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey (HABS) in cooperation with the Rancho Santa Fe Historical Society, Inc. and Rancho Santa Fe Association. Under the direction of Robert J. Kapsch, Chief, Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER), and Paul Dolinsky, Chief, Historic American Buildings Survey and Project Leader, the documentation was completed in the HABS field office at Rancho Santa Fe, California, during the Summer of 1991 by Professor John P. White (Texas Tech University), Project Supervisor; Architectural Technicians Sheri L. Bonstelle (Columbia University); Juan Tampe (Catholic University of America); Piotr Trebacz (Warsaw University of Technology, Poland, U.S./I.C.O.M.O.S.); E. Matthew Walter (University of Hawaii at Manoa); and Architectural Historian Lauren Farber, Sally Kress Tompkins Fellow (University of Delaware).

APPENDIX: CONTRACT, COST, AND ALTERATION ORDER INFORMATION FROM: "Completion Report. Civic Center Cottages, Rancho Santa Fe, California. April 12, 1927." Collection of Ludi Moore.

PAGE ACTION

1 Santa Fe Land Improvement Company sales contract #268 signed by Pearl Baker on August 28, 1926.

7 C.M. Paddock bid for Cottage "C" on June 18, 1926: \$7446.39

8 Final cost of Cottage "C" (as of April 12, 1927):
percentage of cost of all four cottages: 26.09%
cost exclusive of alteration orders: \$7625.89
cost of alteration orders: 571.19
final cost: 8197.08

9 SUMMARY OF ALTERATION ORDERS:

<u>Item</u>	<u>Add</u>	<u>Deduct</u>
1	\$ 57.89	\$ 17.50
2	78.81	45.00
3	13.70	
4	240.74	
(5)		
6	163.25	
7	2.50	
8		2.50
9	79.30	
TOTALS:	636.19	65.00

FINAL TOTAL OF ALTERATION ORDERS: \$571.19

Alteration Order #1

- 21 -Chimney built with 4" walls. Flue to be plastered both inside and outside except where exposed to the weather.
- 22 -Move Cottage "C" 3' to the west of the location shown on drawings
-French doors on north elevation to be made with 4 lights, 4 high. Each pair to be made so that right hand door and right hand screen will open first as you go out.
- 23 -Windows in south elevation of living room to be 3 lights, 3 high.

Alteration Order #2

- 24 -Omit tile floor in bathroom and substitute O.P. flooring.
-Use 13/16" select oak floor in living room, dining room, entrance hall and coat closet in place of O.P. flooring.
-Use oak toe mold in all rooms having oak floor in place of O.P. toe mold.
- 25 -At a point 20' back of residence "C" make an extension of the fire line to the service yard wall between "C" and "D," bring a riser through the wall and place a hose rack and hose as called

for in wall between "A" and "B." Owner will furnish hose, hose rack, and valve.

Alteration Order #3

- 26 -Wire residence for telephones to be installed at a later date.
-Provide a 2' door under the porch from the living room of "C."
-Build a book-case in the north wall of living room of "C," as per attached blueprint.

Alteration Order #4

- 28 -Finish hardware to be stock Western Metal hardware, nickel finish in bath, kitchen and laundry, and sanded brass finish in all other rooms. Front door trim to be a dead black - thumb latch selected by owner.
-Electric light fixtures to be hand wrought fixtures finished with rub finish in living room, entrance hall and bedrooms. All other interior fixtures and rear exterior fixtures to be stock fixtures. Exterior front entrance fixtures to be selected by owner.

Alteration Order #6

- 29 -Deepen recess for light in entrance of "C" - recess to be 12" deep.
-Provide shower in "C" as shown on attached plan and elevations.

Alteration Order #7

- 30 -Provide sugar pine back for kitchen counters back sink.

Alteration Order #8

- 32 -Omit 2 coats of varnish on shelves and counters; same to receive one coat of boiled linseed oil applied hot.

Alteration Order #9

- 33 -Lay sidewalk to curb.

ADDENDUM TO:
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